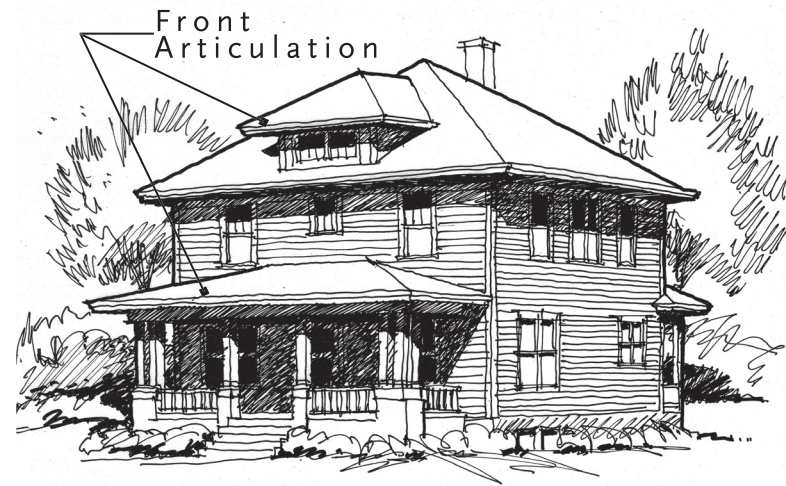
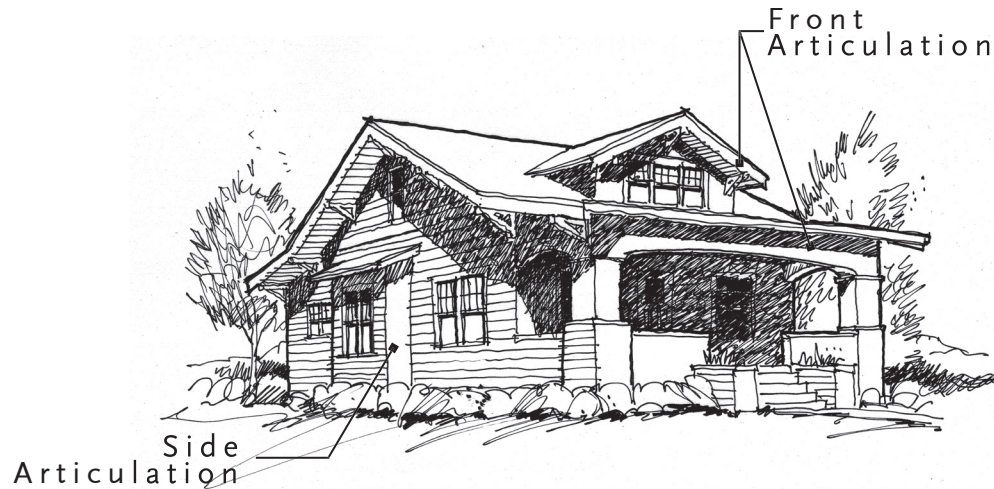


NEIGHBORHOOD DESIGN



MASSING & ARTICULATION

At Northside, buildings should reflect a clear hierarchy of forms and massing with obvious expression of dominant and secondary forms. Secondary form elements shall include porches, principal dormers or other significant features as appropriate.

Buildings will create open space at narrow streets by incorporating roof orientation and one story elements. Primary porch plate heights should be one-story.

An articulation is an architectural element like an attached front porch, a dormer facing the street, or a well-defined entry element. For single-family detached homes, the primary building elevation towards the street or common green shall have at least one articulation or change in plane. A minimum of at least one side articulation is required for side elevations. Exposed sides shall not exceed 20' maximum length of wall without modulation.